Exhibit C

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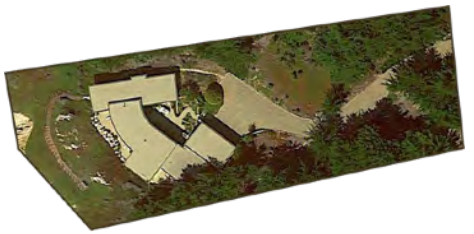
BIOLOGICAL RESOURCES REPORT / 03 JUNE 2022

APN 243-351-002 / 30860 Aurora del Mar, Carmel CA 93923
Prepared *for* Bliss Landscape Architecture
by Jeffrey B. Froke, PhD / Califauna

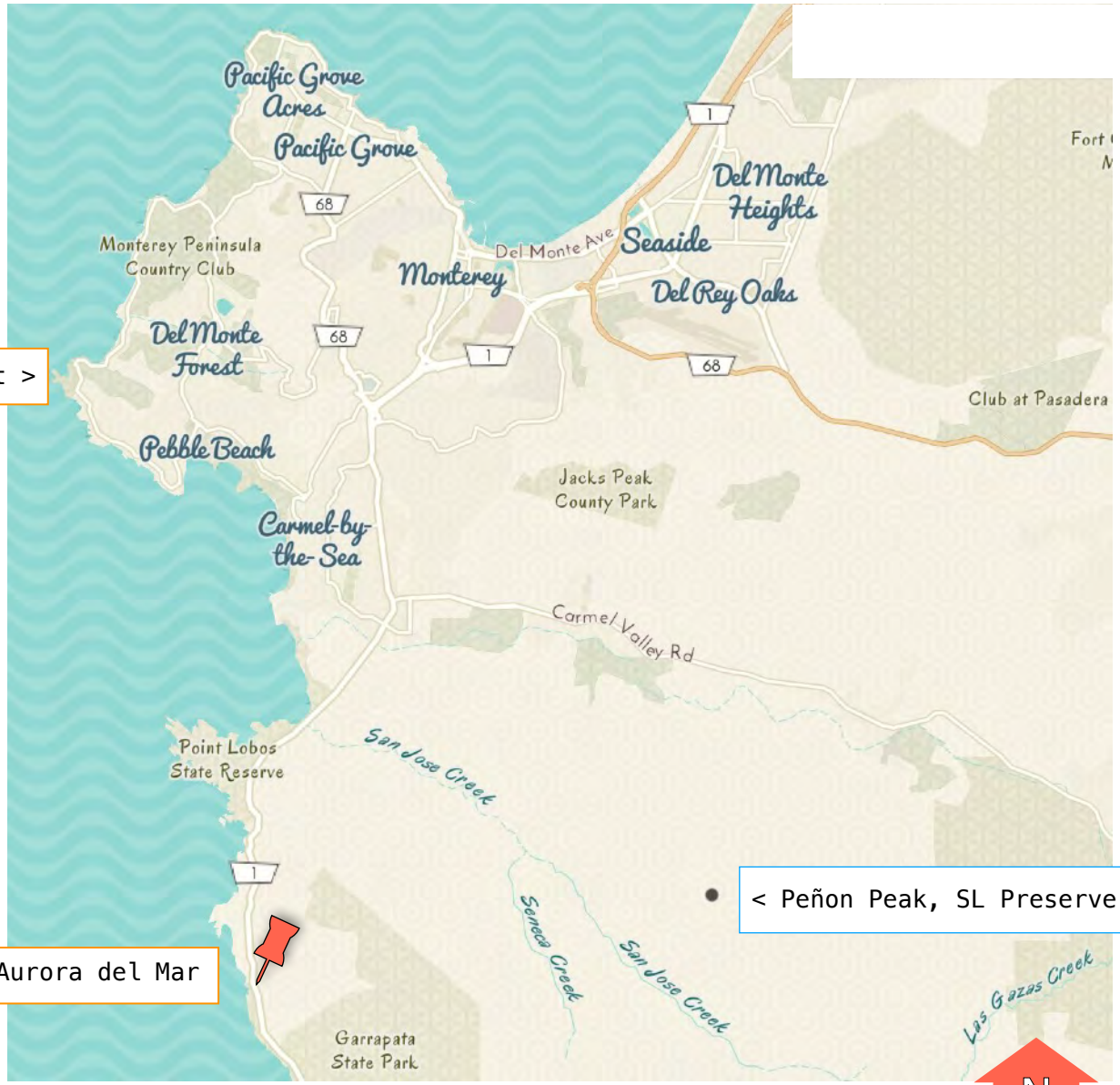


COVER DATA

Project Title	ARTEMIS RESIDENCE
California County	Monterey
Assessor's Parcel No.	APN 243-351-002
Project Address	30860 Aurora del Mar, Carmel CA 93923
Map Coordinates	36.475348º lat / -121.937402º lon
Relationship to Principal Geographic Landmarks	• 8.4 mi 265º (W) of PEÑON PEAK @ Santa Lucia Preserve • 7.90 mi 164º (SSE) of CYPRESS POINT @ Pebble Beach
Geographic Region	The subject property fronts the PACIFIC OCEAN at the western edge of the SANTA LUCIA RANGE. The Range is part of the OUTER SOUTH CALIFORNIA COAST RANGES, which is in the PACIFIC COAST RANGES system.
Local Conservation Setting	The Aurora del Mar subdivision is south of Malpaso Creek and its mouth to the sea; Yankee Point is to the North. This is pertinent because the creek marks the southern limits of the Point Lobos State Marine Reserve. The subject property is not adjacent to a state protected marine area.
Property Acreage	This property measures approximately 1.47 acres (64,047 ft^2).

Elevation Range	■ 37 ft [24–61 ft ASL]: top of bluff to end of drive @ roadway boundary; ■ 484 ft run = average 3.3 pct slope.
AERIAL IMAGE WITH BOUNDARY OVERLAY (NORTH/UP).	

Local Vicinity Map



Cypress Point >

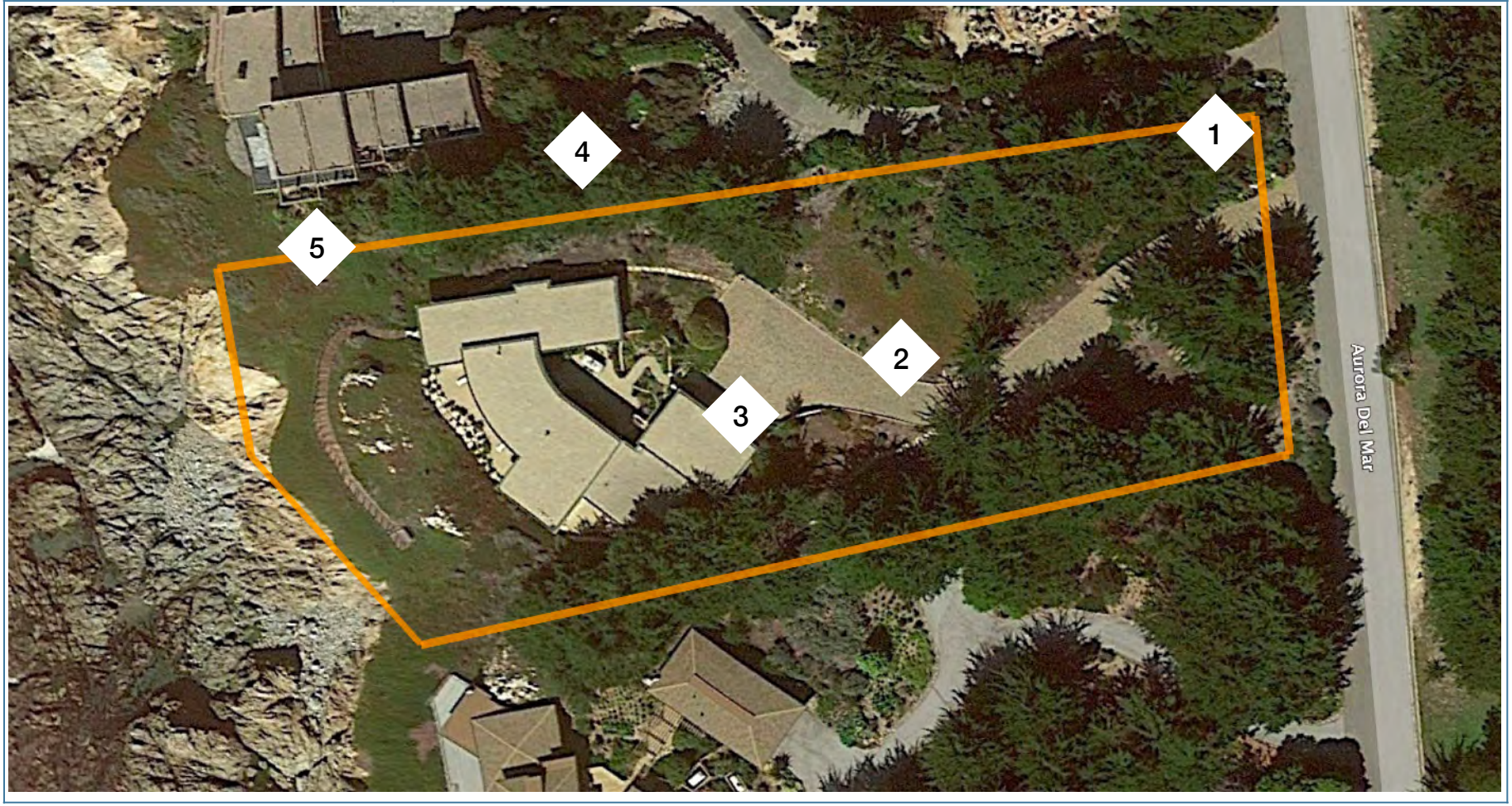
30860 Aurora del Mar

< Peñon Peak, SL Preserve

Report Objective	This report has a single principal objective, which is to offer Monterey County RMA/Planning staff sufficient biological information and an expert opinion to support its determination of CEQA consistency. Thus, to support the owner – my client's – project application.
Initial Comment	Due to the small project area that is inside the fully developed property, the content weight of this report is less than a full biological report as would be prepared for a project involving a larger undeveloped property. Nevertheless, the purpose of this report is comparable: it will determine whether the project, if approved, would adversely affect the habitat or population of a species of plant or animal recognized by the State of California or United States government, or both, and is catalogued by California Department of Fish and Wildlife, as a *Special Plant* or *Special Animal*.
Study Approach	Field work entailed a single thorough walkover of the entire property on 26th April 2022. For the survey, weather conditions – and the time of year – were perfect to observe both flowering plants and wildlife, including nesting birds and mammals. Mammals mostly were identified by their spoor and tracks. In sum, field conditions were excellent, and it is doubtful that any evidence of local wildlife or current plant activity would have been overlooked, whether by work timing or scheduling. Note: Although my older notes were not available to review, I also was hired to conduct a biological study and prepare a report for this property, with a different previous owners, around 10–12 years ago. Nevertheless, my recollection of the site was good, and I could reasonably compare its condition to the last time I was onsite. In other words, this was my second visit and walkover.

Site Overview	30860 Aurora del Mar is a remarkably beautiful property that fronts the ocean in both a marine and inland region known the world over for exceptional ecological values. The residence was constructed between 2002 and 2005.
Ecological Background	North of the Aurora subdivision, i.e., north of Malpaso Creek, the Spindrift Area, Yankee Point, and much of the old "Riviera Coast" south of Point Lobos, and the subject development south of Malpaso, were originally covered with coastal scrubs and grasslands, soft chaparral, and sparse Monterey Pine–Coast Live Oak woodlands. In other words, before the 1920s–30s Monterey Cypress was limited to Point Lobos and Cypress Point (Pebble Beach); the present cypress, from the Highlands south, are not native to Aurora del Mar, and were planted as windbreaks and for their aesthetics by real estate developers and property promoters.
Project Description	This report looks at the site from the standpoint of onsite resources, actual and likely, and what of these be might be adversely affected or otherwise diminished by the proposed project. The following site information is from the Landscape Architect's documents, in particular, **BLISS LANDSCAPE ARCHITECTURE LI.02, Landscape Site Plan 2 (07 APR 2022).** From provided data: ✓ Structural cover @ ground level will change from 5,011 to 5,925 ft^2 ✓ Outdoor hardscape change from 10,104 to 12,472 ft^2 ✓ TOTAL final coverage: 4,085 ft^2 (~ 28 pct) Although a planting palette and placement information were not available at the time of this writing, it is expected that the overall theme will be native plants and where feasible restoration of existing iceplant beds.

Quick Photo Series:	The following series of five (5) photographs (tagged below) broadly depicts the existing landscape of the subject property. As a record, it highlights the virtual absence of native plants or habitats. Exceptions are small rocky stands of BLUFF LETTUCE, *Dudleya farinosa*, COASTAL SAGEBRUSH, Artemisia californica, and COYOTEBRUSH, *Baccharis pilularis*. The vascular flora is identified in Table 1, below.



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2

3

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LIST 1 – OBSERVED PLANTLIFE	
California Sagebrush	*Artemisia californica*
Ripgut	*Bromus diandrus*
Hottentot Fig	*Carpobrotus edulis*
Bluff Lettuce	*Dudleya farinosa*
Pride of Madeira	*Echium candicans*
Monterey Cypress	*Hesperocyparis macrocarpa*
Australian Teatree	*Leptospermum scoparium*
Perez's Sea-Lavender	*Limonium perezii*
Spiny-head Mat-rush	*Lomandra longifolia*
Japanese Pittosporum	*Pittosporum tobira*
Coastal Rosemary	*Westringia fruticosa*
LIST 2 – OBSERVED WILDLIFE	
Striped Skunk	*Mephitis mephitis*
Raccoon	*Procyon lotor*
Botta's Pocket-Gopher	*Thomomys bottae*
California Scrub-Jay	*Aphelocoma californica*
Anna's Hummingbird	*Calyptea anna*
Dark-eyed Junco	*Junco hyemalis*
Mule Deer	*Odocoleus hemionus*
Chestnut-backed Chickadee	*Poecile rufescens*
Bewick's Wren	*Thryomanes bewickii*
Hutton's Vireo	*Vireo huttoni*
Mourning Dove	*Zenaida macroura*

SUMMARY OF FINDINGS

PLANTS. Excluding the coastal bluff, which is separate from the project, the developed portion of the landscape that extends from the top of bluff to Aurora de Mar Road is a planted environment covered with nearly all nonnative and cultivated plant species.

Of the 11 plant observed species, two (2) are native to the location: BLUFF LETTUCE and CALIFORNIA SAGEBRUSH.

ANIMALS. Among the 11 species of animals detected inside the front section of the property, directly or by tracking, and all of which are native, none are listed as special status, i.e., none are special species as listed by California Department of Fish and Wildlife.

The addition the 22 observed plant and animal species, this assessment fully considered a much broader range of reasonably potential native plants and animals that very well might be onsite, but that could be missed for various reasons, e.g., time of year, seasonality, etc. That said, the habitat conditions onsite do not indicate special species, hidden or potential.

CONCLUSION

All available evidence supports the following conclusion:

The ARTEMIS RESIDENCE project will not adversely affect, jeopardize, or otherwise diminish the natural biological values of the property, which was previously developed, from corner to corner around 2002.

Thank you for this opportunity to review and evaluate this interesting project and property.

QUALIFICATIONS

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